

SOUTHINGTON INLAND WETLANDS AGENCY
 Regular Meeting
 Thursday, August 5, 2010
 7:00 pm - Town Hall Council Chambers
 75 Main Street, Southington, Connecticut

MINUTES

The Southington Inland Wetlands Agency held a regular meeting on Thursday, August 5, 2010. Chairperson Theresa Albanese called the meeting to order at 7:00 o'clock, p.m.

The following Councilpersons were present, viz:

James Sullivan, Chris Borowy, Ted Cabata, Kevin Conroy, Dennis Palmieri and John DeMello

Alternates:

William Camp and Richard Post

Ex-officio members present were as follows, viz:

David Lavallee, Assistant Town Planner
 Louis Martocchio, Ass't Town Attorney

A quorum was determined.

THERESA ALBANESE, Chair, presiding:

Approval of Minutes - Regular Meeting of July 1, 2010

Mr. Borowy made a motion to approve the July 1, 2010 Minutes as presented. Mr. Palmieri seconded. Motion passed unanimously on a voice vote.

- Special Meeting: July 7, 2010

Mr. Sullivan made a motion to approve the Minutes for July 7th, 2010 as presented. Mr. Palmieri seconded. Motion passed on a majority voice vote with Mr. DeMello abstaining.

Treasurer's Report

Mr. Cabata gave the Treasurer's report to date. Mr. Borowy made a motion to approve the report as read. Mr. DeMello seconded. Motion passed unanimously on a voice vote.

Reports from Public, Press and Ex-Officio Members regarding items scheduled for action

None

Inland Wetland//Floodplain Filing Applications

A. Information/Action - IW #1174, application of Mt. Southington Ski area seeking to cross a wetland for recreational development, 396 Mt. Vernon Road.

Sev Bovino, Planner with Kratzert, Jones Associates, represented the applicant. This is a small proposal crossing an existing ditch. Very small water flow through this ditch. There is a small 10" pipe on the easterly end of the ditch.

The plans were revised to reflect staff comments and commission concerns. We reduced the crossing on the westerly side by using a headwall with the exiting boulders on site. The proposed tree line is shown on the plans. There is a planting schedule and also notes regarding the removal of invasive plants on the site right now.

Went over the notes on and the revisions to the plans.

Mr. Cabata made a motion to approve IW 1174. Mr. Sullivan seconded. Motion passed 7 to 0 on a roll call vote.

B. Information/Action - IW #1175, application of Michael Ambrose seeking to clear upland review area and fill within upland review area for landscape improvements and reinforcement of a slope adjacent to the foundation, 45 Copper Ridge Drive.

Mr. Lavallee reported he did receive confirmation from the applicant's attorney that the applicant has requested a withdrawal.

There are some issues out there with some fill. He noted he worked with the engineering department to have the Notice of Intent conditioned so the only way it was approved is with the condition that the E & S measures stay in place: 2:1 maximum grade and the fill pile that you saw is going to be pulled backwards and immediately stabilized.

Additional plantings will be planted. Explained.

They wanted to redo the deck, so they need a zoning permit and building permit and possibly agent approval for that and I will look at it again at that opportunity.

C. Information - IW #1176/FF #222, application of The Carpenter Realty Company seeking to subdivide a property and construct a road with associated storm water / flood storage areas. Property located at 201 Lazy Lane.

Stephen Giudice, with Harry Cole & Son, representing the applicant presented the application. The property is located on Lazy Lane aka South Farm Subdivision. He noted this was a previously approved subdivision with a roadway known as Triano Drive.

Since that approval, quite a few events have taken place with this property. The applicant as done clearing and filling. There was an Army Corp violation on the property. We've gone through an extensive remediation plan with Mr. Lavallee and with the Army Corp of Engineers and that remediation plan has been completed to everyone's satisfaction.

The applicant now is proposing to modify the original subdivision. We are proposing the same road and name. We are maintaining the same intersection with Lazy Lane and same cul de sac location, but we have straightened out the road and we've adjusted the lots to this development.

Discussed the different configurations of this development.

This plan before you has been submitted to the Army Corp for their information so they know what we're doing and what we're proposing. We are not proposing any wetland filling at this time with this application but in the future as the lots are developed, they will be required to come before this commission and the Army Corp as well for review.

He gave a brief history of the property. It is approximately 60 acres and approximately 43 acres of that is wetland soil. The wetlands have been delineated by David Lord quite a few times over the past year. And, it has been flagged with representatives from the DEP and Army Corp, as well. Explained.

It has approximately 31 acres of wooded site and approximately 29 acres of open area. Boundaries to the north, south, east & west were discussed.

The floodplain on the property runs right along our proposed excavation area for detention. It's zoned I-2.

The proposal is an 8-lot subdivision. It's serviced by public sewer and water. We are proposing a 650 lf roadway. The intersection and cul de sac are at the same locations as previously proposed and approved.

We are proposing the sewer to the previous industrial subdivision, we are proposing infrastructure for storm water drainage, sanitary sewer, water. We are not proposing any lot development at this time and as they are developed, they'll come back before this commission for review and approval. We do show conceptual building plans on each lot and in our drainage design, we have accommodated for 70 percent impervious for each lot.

Discussion.

The storm water drainage system was explained.

ZIRO is proposed to be met through floodplain excavation. Explained.

We are proposing 16 acres of open space which runs parallel to the railway and from the Quinnipiac River all the way out to Lazy Lane would be considered open space.

When completed built out, of the 60 acre parcel, we are talking about 13 acres of developed property. This proposal does not propose any direct impact to wetlands. We have a buffer impact associated with the construction of the cul de sac.

Explained.

The previous proposal was based on a 25' upland review area and the proposal right now is for the current standards of 50'.

We are addressing staff comments. We will have the soil scientist and the applicant present at the site walk.

I'll answer any questions you have.

The Chair asked about vernal pools on the site. Mr. Giudice explained there are not.

The original approval was compared to this proposal in response to a question by the Chair.

In response to a query by Mr. Palmieri, access to lot 5 was discussed.

The Chair noted the commission is going to want to know everything about this project's development for subdivision. Mr. Borowy added it's better if you give us the constraints of your proposed development now than we impose some without any input at all from you on this subdivision approval.

Discussion.

Mr. Lavallee and Mr. Giudice explained the Army Corp's Restoration Order in response to Mr. Conroy's question.

Mr. Giudice said he would modify the application to show the crossing to lot 5.

Mr. Conroy said he had a concern about bifurcating that wetlands for that access road. You're pretty much cutting off that one section and I don't see how that maintains its viability. Mr. Lavallee said there was a pipe for access for storage back there but the Army Corp made them take that out. It was being fed through an illegal crossing but they took it out.

Discussion.

Mr. Post brought up Solvents Recovery Superfund site noting it is not too far away. Did the EPA or anybody do an investigation of this property to see if there was any investigation historically? Mr. Lavallee said he was not aware of any.

Discussion.

Mr. Sullivan made a motion to table IW #1176 & FF #222. Mr. Borowy seconded. Motion passed unanimously on a voice vote.

Site walk to be set for either August 17 or 18, 2010.

D. Information - IW#1177, application of the Town of Southington to install a sewer within the roadway from 270 Spring Street to Smoron Drive and attached a portion of the pipe to a bridge.

Mr. Lavallee noted a question was asked about the purpose of the sanitary sewer interceptor and the service area to be served by the extension. I have a small map that the Town Engineer put together and says the total area being served is approximately 623 acres, so it's not just to service the Smoron Drive area.

James Grappone, Assistant Town Engineer, Town of Southington. We are proposing to extend the Spring Street interceptor. He explained his plan noting the bridge structure that passes the Quinnipiac. He noted the location on the map the existing sanitary sewer which is a 21" reinforced concrete pipe. Based on the size of the watershed this section was always intended to be an interceptor. You can tell that by the size of the pipe. It's a 21" sewer main. That's capable of handling a large amount of flow for the sewer shed area.

The total extension would be proposed at 450 lf. It would basically bring it westerly to the intersection of the Smoron. Eighty feet of that is going to be attached the bridge structure running parallel with the I-beams, attached to the center beam structure. That piping will be made of ductile iron with mechanical joints.

The 100 year flood elevation is 161.6. And, basically the flood map shows that the 100 year floodplain flood elevation is able to be

passed through the bridge structure, however the bottom core of the bridge I-beams are partially submerged during that event.

We are proposing to install very shallow 15" rcp, except in the bridge structure where it will be ductile iron, as mentioned. It will only 2.5' deep from the existing grade running parallel with the carrying beams of the bridge and attached to one of the beams.

The total length of the bridge structure is 42' and its maximum span is 37'.

We don't really expect any disturbance during the construction of this. We will discuss means and methods with the contractor as far as attachment and as far as clean up and containment is concerned. We are in the process of working with a consultant to finish up the attachment details which will be either an L-shaped or C channel bolted to the existing beam which will support the weight. We are in the process of getting those final details and our specifications. We will give some points of concern as far as containment is concerned during construction.

I'm available for questions.

Discussion of flow under the bridge in relation to the carrying beams.

The hanger details were discussed. The depth of the beams was noted as being approximately 2'. Mr. Conroy said he was concerned about the hangers being exposed.

Mr. Conroy made a motion to put Item #1177 up for action. Mr. Palmieri seconded. Motion passed unanimously on a voice vote.

Mr. Conroy made a motion to approve IW#1177 with the condition that the sewer and any hanger attachments are not exposed to the bridge structure element. Mr. Sullivan seconded. Motion passed 7 to 0 on a roll call vote.

E. Information/Action - IW #1106.1, application of Mark Lovley seeking to revise the approval of the Pacer Lane connection to an open space layout.

Mr. Lavallee advised this brought before you so you can see the exact plans for the open space layout.

Sev Bovino, representing the applicant, presented. This subdivision was previously approved in its entirety, including the crossing of Judd Brook.

We are back before you because after the sewer line was built along Judd Brook, the property now can be served by public sewers and we have removed the septic tanks we were proposing before.

We were able to eliminate one rear lot and allow the applicant to donate an additional 3.3 acres of open space.

(End of Tape #1, Side A)
(Beginning of Tape #1, Side B)

The Judd Brook crossing was discussed as being the same as originally approved except it is now a C-shaped culvert with a natural bottom. Crossing will be done next year during the dry season.

With this layout, with sanitary sewers, we were able to move the homes forward toward the roadway allowing additional space in the back of the homes. The limits of disturbance remain the same.

I'll answer questions.

The number of lots were discussed as well as lot sizes.

Mr. Borowy said in light of the revised plan being more beneficial to the Town and wetlands, and because of the increase in open space and because of the decrease in the impermeable areas, I would be inclined to move that we approve IW 1106.1 as submitted now. Mr. Conroy seconded. Motion passed 7 to 0 on a roll call vote.

F. Information - IW #1178/FF #223, application of the Town of Southington seeking to install 1120' of sanitary sewer requiring 4,980 sf of wetland disturbance and 12,642 sf of upland review area disturbance. Property located off of High Tower Road.

James Grappone, Assistant Town Engineer, presented the application. This project is known as the Farmstead Interceptor. There is already an existing crossing across the Quinnipiac River to provide sanitary sewer to a portion of High Tower.

And, there is also existing sanitary sewer in Mill Street.
(Indicating)

We are proposing to extend the sanitary sewer at this location (indicating) in off road construction and continuing to a connection to the system right at this location (indicating). In doing that, we'll be crossing inland wetlands at approximately three locations (indicating).

The total disturbance is 4,890 sf and with that we are also in the buffer area of 12,642 sf.

This will provide a benefit as mentioned. There is currently a sewer crossing across the river that is elevated. Explained the organic material was removed, the sewer line was put basically on existing grade and then filled on top of that. There is a berm that goes across a portion of the Quinnipiac River right now.

Doing this project, there is a way to provide removal of that because it's no longer needed and also there is an area that would be created for floodplain enhancement and mitigation as part of this project.

The current sanitary sewer easements were indicated. Explained.

It was always the intention to remove this pipe section in the Quinnipiac River and relocate the sanitary sewer interceptor down towards Mill Street.

We have performed borings. We have located where the depth of rock is. We don't anticipate any blasting within the section of wetlands. That was a staff concern.

Rock needs to be removed from the surface that could be ripped out during construction. The construction will stay within construction fencing which encompasses both the permanent and temporary easement which is 40 to 45 feet in width.

Construction fencing and silt fencing will be utilized to contain the contractor's operations.

There is also some floodplain of about 206 feet. It's not really a filling; it'll be put back to its state once the project is completed.

I'm available for questions.

In response to a question by the Chair, Mr. Grappone explained the abandonment of the 8" sewer line.

An alternate route and necessary easements were discussed.

Mr. Cabata made a motion to table IW#1178 and FF 223. Mr. Palmieri seconded. Motion passed unanimously on a voice vote.

A site walk will be scheduled for either August 17 or 18, 2010.

G. Information - IW#1179, application of Angelo Calandra seeking to clear-cut and fill upland review area for lawn expansion. Property located at 745 Berlin Street.

Angelo Calandra represented the application. He said he wanted to put some loam in the backyard and on the buffer side. I want to remove some shrubs and trees. That's what I'm proposing to do.

Mr. Lavallee advised this applicant is trying to come into compliance. Once we do the site walk, you'll see.

Mr. Borowy made a motion to table IW #1179. Mr. Cabata seconded. Motion passed unanimously on a voice vote.

A site walk will be scheduled for either August 17 or 18, 2010.

H. Information - IW#1180/EE#132, application of DBF, LLC and Bagno, LLC seeking to disturb wetlands and upland review area for a 180 lot subdivision and associated material removal. Property located at West Pines Drive and West Street.

Stephen Giudice, Harry Cole & Son, represented the applicant. First of all he noted the application should be DBF, LLC and Bagno, LLC. He would do a revised application with the name change.

He gave the history of the application and its owners.

The site we're proposing construction is wooded with moderate slopes. We have wetland area and watercourses traversing the property and we have a large finger of wetland on the westerly boundary and a vernal pool located in this location (indicating).

The property to the south, as part of our development, is property owned Bagno, LLC. It's about a 45 acre parcel of land. This property has frontage on West Street. (Indicating)

The application in 2006 was discussed.

The Bagno piece is a 44 acre parcel. It's wooded around the perimeters. We have some wooded area in the middle here. But the site is dissected by a watercourse and wetland that runs through here (indicating). A small pond was located. The open areas were indicated on the map.

This property is also encumbered by a CL&P easement.

On the Bagno piece, we are just proposing to use the westerly portion as part of the application. This piece also has a driveway that runs from West Street westerly, through the parcel, with an existing wetland cross at this location (indicating) and it continues into the property of the Forestville Fish & Game Club.

The total area of wetland for both sites as part of our proposal is 8.25 acres. Tonight, our proposal is for the construction of a 28 lot subdivision and associated roadway system and earth excavation operation located on the DBF property (indicating).

Lots will be served by public water and on site subsurface sewage disposal systems.

A storm water collection system was described.

Detailed erosion and sedimentation control measures on the plan.

We have included an earth excavation plan with the proposed removal of 160,000 yards from the DBF property. The earth excavation is located outside all of the review areas. Earth excavation area is proposed to be surrounded by sedimentation controls and orange construction fencing to prevent activities outside of the designated area.

The earth excavation removal of earth material is to be phased. Discussed.

As part of the previous application had a 200' upland review area. By the plans you have before you, you can see we have proposed 200' upland review area with a conservation easement. We have some minor intrusions into the 200'. Explained.

We propose in the area of the vernal pool along the roadway is Cape Cod curbing. It allows movement of the species across the roadway, which is important.

Really the only direct impacts to wetlands is the crossing on Sandy Pines Drive. We have an open bottom culvert in that location with headwalls to each side. We have guardrails proposed and fencing. This was part of the original design that was approved and we have made modifications to the design to improve it.

The previous application approved in 2006 was further explained.

The application before you is the remaining land of DBF and the westerly portion of Bagno.

The roadway design was discussed.

Better storm water on this application is being proposed. More stringent detail in regard to the earth excavation. We have tried to incorporate some environmentally features to try to protect the vernal pool.

Discussion.

We have received Mr. Lavalley's comments and we are in the process of revising the plans in accordance with the comments.

I look forward to having the site walk. We'll have the soil scientist and the property owners present at the site walk.

Mr. Sullivan made a motion to table IW #1170/EE #132. Mr. Borowy seconded. Motion passed unanimously on a voice vote.

Site walk to be set for either August 17 or 18, 2010.

Communications

A. Reports from Public, Press and Ex-Officio members regarding items other than those scheduled for action.

None.

Conservation Issues/Unfinished business/Miscellaneous

Mr. Lavallee reported that Yarde Metals came in previously for the large building on Newell Street. They have slightly revised it, cut the building size down. Not really any more impacts to the wetlands. There is some grading that's maybe closer to the wetlands but all along the silt fence edge it remains the same.

It's all interior to the parcel. Detention pond stayed the same. Erosion control area in now. They reduced it two lanes down to one.

I don't see any need for any reapplication.

- 5 year extension request for IW#812.1 - 7 lot subdivision on Spring Street

Mr. Lavallee said this is ready. The ground hasn't been broken on that at all. I don't see any problem with a five year extension. The bonds will be looked at, again, to bring them up to date.

Mr. Cabata made a motion to approve IW#812.1, the 7 lot subdivision - 5 year extension request. Mr. Sullivan seconded. Motion passed unanimously on a voice vote.

Adjournment

Mr. Borowy made a motion to adjourn which was seconded by Mr. DeMello. Motion passed unanimously on a voice vote.

(Whereupon, the meeting was adjourned at 8:40 o'clock, p.m.)